

Change of Classification
(Chapters 84.33 and 84.34 RCW)

Tax Code: _____

County: Lewis

File With County Assessor

Applicant(s) name and address:

TransAlta Centralia Mining LLC
913 Big Hanaford Rd.
Centralia, WA 98531

Assessor's Parcel or Account No:

23432-3-3

Auditor's File No. on original application:

Phone No: 360-736-9901

Land subject to this application (legal description):

Section 25 Township 15N Range 02W PT W2 NE4 & E2
NW4 LY N RD EX CO RD

Change of Classification
(Check appropriate box)

The land is currently classified as Farm and Agricultural land under RCW 84.34.020(2) and I hereby request reclassification as:

- ☐ Timber land as provided under RCW 84.34.020(3). (Attach completed form REV 64 0109 or 64 0111 and a timber-management plan)
- ☒ Open Space land as provided under RCW 84.34.020(1). (Attach completed form REV 64 0021)
- ☐ Forest Land classification under Chapter 84.33 RCW. (Attach completed form REV 62 0021 or 62 0110)
- ☐ Farm and Agricultural Conservation land as defined in RCW 84.34.020(8)(a). (Attach completed form REV 64 0021)

The land is currently classified as Farm and Agricultural Conservation land under RCW 84.34.020(8)(a) and I hereby request reclassification to:

- ☐ Farm and Agricultural land under RCW 84.34.020(2). (Attach completed form REV 64 0024 or 64 0108)

The land is currently classified as Timber land under RCW 84.34.020(3) and I hereby request reclassification as:

- ☐ Forest land classification under Chapter 84.33 RCW. (Attach completed form REV 62 0021 or 62 0110)
- ☐ Open Space land as provided under RCW 84.34.020(1). (Attach completed form REV 64 0021)
- ☐ Farm and Agricultural land as provided under RCW 84.34.020(2). (Attach completed form REV 64 0024 or 64 0108)

NOTE: If request to change classification is approved, no additional tax, interest, and penalty will be imposed.

Requests to transfer from Forest Land designation under provisions of Chapter 84.33 RCW to Current Use classification under Chapter 84.34 RCW should be made on REV 64 0038.

Attachment:

☐ REV 62 0021
☐ REV 62 0110

☐ REV 64 0021
☐ REV 64 0024

☐ REV 64 0108
☐ REV 64 0109

☐ REV 64 0111

REV 64 0060e (w) (2/16/12)

General Information

RECLASSIFICATIONS are defined in
RCW 84.34.070(2) as follows:

- (2) The following reclassifications are not considered withdrawals or removals and are not subject to additional tax under RCW 84.34.108:
 - (a) Reclassification between lands under RCW 84.34.020(2) and (3);
 - (b) Reclassification of land classified under RCW 84.34.020(2) or (3) or Chapter 84.33 RCW to open space land under RCW 84.34.020(1);
 - (c) Reclassification of land classified under RCW 84.34.020(2) or (3) to forest land classified under Chapter 84.33 RCW; and
 - (d) Reclassification of land classified as open space land under RCW 84.34.020(1)(c) and reclassified to farm and agricultural land under RCW 84.34.020(2) if the land had been previously classified as farm and agricultural land under RCW 84.34.020(2).
- (3) Applications for reclassification shall be subject to applicable provisions of RCW 84.34.035, 84.34.037, 84.34.041, and Chapter 84.33 RCW.
- (4) The income criteria for land classified under RCW 84.34.020(2)(b) and (c) may be deferred for land being reclassified from land classified under RCW 84.34.020(1)(c) or (3), or Chapter 84.33 RCW into RCW 84.34.020(2)(b) or (c) for a period of up to five years from the date of reclassification.


FARM AND AGRICULTURAL CONSERVATION LAND is defined in RCW 84.34.020(8)(a & b) as follows:

- (8) "Farm and agricultural conservation land" means either:
 - (a) Land that was previously classified under RCW 84.34.020(2), that no longer meets the criteria and is reclassified under RCW 84.34.020(1)(c); or
 - (b) Land that is traditional farmland that is not classified under Chapter 84.33 or 84.34 RCW, that has not been irrevocably devoted to a use inconsistent with agricultural uses, and that has a high potential for returning to commercial agriculture.

And also defined in RCW 84.34.037(2)(c) as follows:

- (c) Whether granting the application for land applying under RCW 84.34.020(1)(c) will; (i) preserve land previously classified under RCW 84.34.020(2) or preserve land that is traditional farmland and not classified under Chapter 84.33 or 84.34 RCW; (ii) preserve land with a potential for returning to commercial agriculture; and (iii) affect any other factors relevant in weighing benefits to the general welfare of preserving the current use of property.

Signatures of Owner(s) or Contract Purchaser(s):


ROGER FISH, DIRECTOR

Date 4/29/2013

Assessor Use Only

If the parcel subject to this document is considered contiguous, as defined in RCW 84.34.020(6), with other parcels having different ownerships, verify all remaining classified parcels with different ownerships are still:

- ☐ Adjoining
- ☐ Being managed as part of a single operation
- ☐ Meeting the definition of "family" as defined in RCW 84.34.020(6)(b)(ii) with the owner of an adjoining parcel

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Application for Classification or Reclassification
Open Space Land
Chapter 84.34 RCW

File With The County Legislative Authority

Name of Owner(s): TransAlta Centralia Mining LLC

Phone No: (360) 736-9901

Email Address: _____

Address: 913 Big Hanaford Rd., Centralia, WA 98531

Parcel Number(s): 23432-3-3

Legal Description: Section 25 Township 15N Range 02W PT W2 NE4 & E2 NW4 LY N RD EX CO RD

Total Acres in Application: 136.70

Indicate what category of open space this land will qualify for:

- ☐ Conserve or enhance natural, cultural, or scenic resources
- ☒ Protect streams, stream corridors, wetlands, natural shorelines, or aquifers
- ☐ Protect soil resources, unique or critical wildlife, or native plant habitat
- ☐ Promote conservation principles by example or by offering educational opportunities
- ☐ Enhance the value to the public of abutting or neighboring parks, forests, wildlife preserves, nature reservations or sanctuaries, or other open spaces
- ☐ Enhance recreation opportunities
- ☐ Preserve historic or archaeological sites
- ☐ Preserve visual quality along highway, road, street corridors, or scenic vistas
- ☐ Retain in its natural state tracts of land not less than one acre situated in an urban area and open to public use on such conditions as may be reasonably required by the granting authority
- ☐ Farm and agricultural conservation land previously classified under RCW 84.34.020(2), that no longer meets the criteria
- ☐ Farm and agricultural conservation land that is "traditional farmland" not classified under Chapter 84.33 or Chapter 84.34 RCW, that has not been irrevocably devoted to a use inconsistent with agricultural uses, and has a high potential for returning to commercial agriculture

1. Describe the present use of the land.

PASTURE AND HAY PRODUCTION

2. Is the land subject to a lease or agreement which permits any other use than its present use?

☐ Yes ☒ No

If yes, attach a copy of the lease agreement.

3. Describe the present improvements (residence, buildings, etc.) located on the land.

BARN AND RAILROAD TRACKS ALONG SOUTHERN BOUNDARY,
POWER POLES AND TOWERS ASSOCIATED WITH VARIOUS
POWER LINE EASEMENTS.

4. Is the land subject to any easements?

☒ Yes ☐ No

If yes, describe the type of easement, the easement restrictions, and the length of the easement.

SEE ATTACHED LIST

5. If applying for the farm and agricultural conservation land category, provide a detailed description below about the previous use, the current use, and the intended future use of the land.

NOTICE:

The county and/or city legislative authorities may require owners to submit additional information regarding the use of the land.

As owner of the parcel(s) described in this application, I hereby indicate by my signature below that I am aware of the additional tax, interest, and penalties involved when the land ceases to be classified under the provisions of Chapter 84.34 RCW. I also certify that this application and any accompanying documents are accurate and complete.

The agreement to tax according to use of the property is not a contract and can be annulled or canceled at any time by the Legislature (RCW 84.34.070)

Print the name of each owner:

Signature of each owner:

TRANSALTA CENTRALIA MINING, LLC

RW Fish

ROGER FISH, DIRECTOR

The granting or denial of an application for classification or reclassification as open space land is a legislative determination and shall be reviewable only for arbitrary and capricious actions. Denials are only appealable to the superior court of the county in which the land is located and the application is made.

TransAlta Centralia Mining LLC
Change of Classification - List of Easements

April 25, 2013

1. Bonneville Power Administration: 2 contiguous easements for power lines, approximately 2,400 feet in length and a total of 300 feet in width. Restrictions pertaining to height of vegetation planted and structures placed within the easement.
2. Puget Sound Energies: Easement for power lines, approximately 1,900 feet in length and 102.5 feet in width. Restrictions pertaining to height of vegetation planted and structures placed within the easement.
3. Diking and Drainage District: Approximately 2,640 feet in length with a width of 80 feet.

It should be noted that prior to TransAlta Centralia Mining LLC (TCM) acquiring this parcel, there was an easement for a waterline/power line which crosses the parcel that was originally granted to Washington Irrigation and Development Company, a predecessor to TCM. With TCM's purchase of the property, the easement technically no longer exists.

OPEN SPACE LAND CONTINUANCE QUESTIONNAIRE

TRANSALTA CENTRALIA MINING LLC (360) 736-9901
Owner Phone Number

913 BIG HANAFORD ROAD CENTRALIA WA 98531
Mailing Address City/State Zip

Parcel Number(s) 023432003003

What will be your use of the Open Space-classified area of the above referenced parcel(s)?

WETLAND REHABILITATION AND ENHANCEMENT

How will you manage the land to ensure the land is conserved and preserved in its natural state?

CONSERVATION EASEMENTS DEFINING SPECIFICALLY ALLOWED PRACTICES AND ACCESS WILL BE RECORDED. PLANS FOR PLANTING OF NATIVE SPECIES AND LONG TERM MONITORING WILL BE AGREED TO BY BOTH THE DEPT OF ECOLOGY AND THE US DEPT OF THE ARMY, CORPS OF ENGINEERS.

ICWFFSL
Signature(s) ROGER FISH, DIRECTOR

4/29/2013
Date

**MUST BE RETURNED TO LEWIS COUNTY ASSESSOR'S OFFICE
351 NW NORTH ST CHEHALIS WA 98532 (360) 740-1103**

Inspector's Notes

Name: _____

Parcel No. 23432-3-3

Date: 1/3/14

Type:

DFL

OST

OSFA

OSFA CONS

OSOS

This Parcel Appears to have allot of wet ground
standing water in Field East of power lines, either ground
Appears to be used for hay. Has Log pole Barn on Southern
side Adjacent to RR Tracts. property has two sets of powerline
crossing property. property does not have boundary fence.

Sketch (if needed)

Inspector's Signature _____

Lewis County, Washington
DEPARTMENT OF COMMUNITY DEVELOPMENT

**Critical Area and Natural Resource Review on Application for Open Space
Reclassification Lewis County Code 3.50.090(4)(a)**

Applicant Name: Trans Alta Centralia Mining LLC

TAX PARCEL: 023432003003

Total Acres: 136.70

Current Land Use Zoning (LCC 17): RDD-20

Furtherance of the Objectives of Chapter 17.30 LCC Resource Lands:

"The purpose of this chapter is to identify and conserve long-term commercially significant forest, agricultural and mineral resource lands designated pursuant to this chapter as required by the Growth Management Act of 1990...to conserve resource lands and protect human health and safety."

1. FEMA Flood Zone: 5301020075B Zone A (all)
2. Population Zone: NW x , SW , Mid-County , Gateway
3. Soil Type:

	SCS#:	SCS Name:	Hydric		Class:
			Yes	No	
a.	172	Reed	X		Severe I
b.					
c.					
d.					

4. Mapped NWI wetlands: Yes x No
5. Water Type: None S Fa Fb Np Ns or if zoned ARL, None 1 2 3 4 5
6. Shoreline Jurisdiction? No Yes x (Hanaford Creek (s)) Environment-Rural
middle of parcel west to east
7. Sensitive Wildlife Habitat? No x Yes Type
8. Geological Hazards? Slopes > 30%: Yes No x ; Slide Area: Yes
No x
9. Proximity of Resource Lands:
 - a. Forestry Resource Lands within 500 feet? Yes x No

10. Would approval of this application further the objectives of LCC 17.30 Resource Lands? yes_____

GMA Requirements (9) Open space and Recreation—Encourage the retention of open space and development of recreational opportunities, conserve fish and wildlife habitat, increase access to natural resource lands and discourage incompatible land uses.

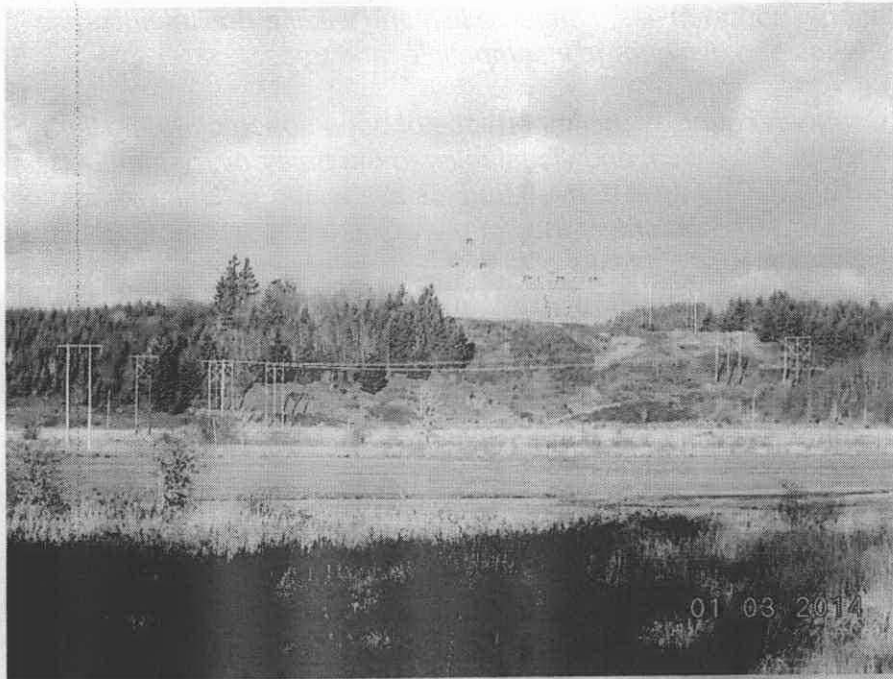
NE 4.3 Encourage the preservation of wetlands, open lands, and habitat areas for the benefit of the county's indigenous fish and wildlife and quality of life of county residents.

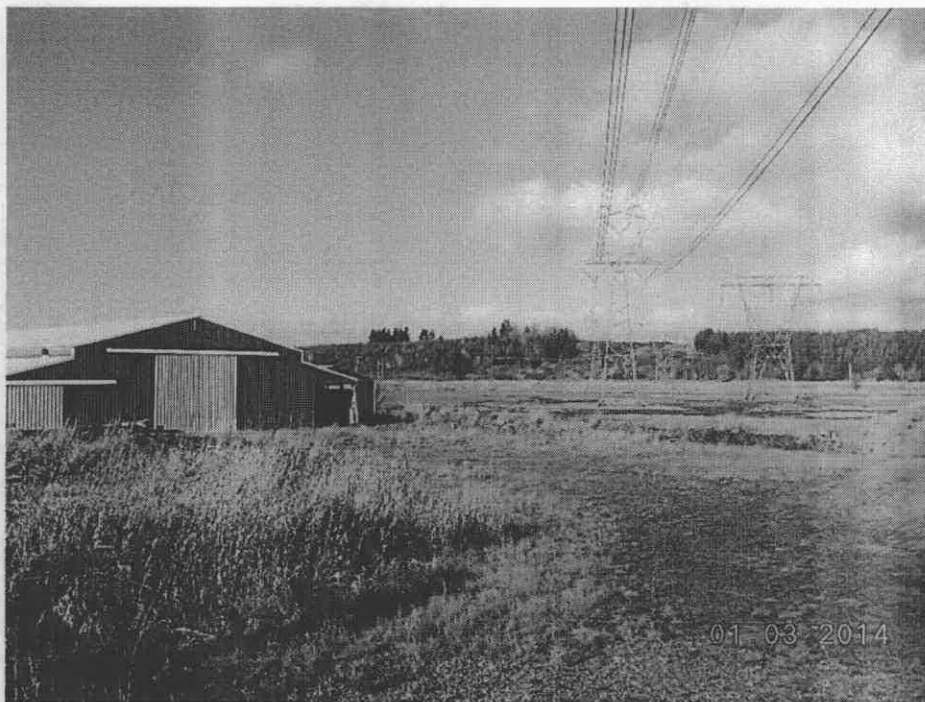
Would approval of this application be consistent with the Lewis County Comprehensive Plan?
yes

Recommended conditions to assure conformity with any applicable zoning, the comprehensive plan, the neighborhood, and other applicable regulations:

Inspector's Notes:

This parcel appears to have a lot of wet ground & standing water in the field east of the powerlines. The other ground appears to be used for hay. Has a large pole barn on side adjacent to the railroad tracks. Property has two sets of powerlines crossing the property. Property does not have any fences.





12-0000



(M/R 23432-3-1)

DRAINAGE

23432-3-3

EASTMENT

RAILROAD

BK

23432-3-3

23432-3-3-1

HAYWARD

EASTMENT

PL. 3